174.0	0006	0011.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	967,300	/	967,300
USE VALUE:	967,300	/	967,300
ASSESSED:	967,300	/	967,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEIN WILLIAM G & HAY PAMELA A
Owner 2:	
Owner 3:	
Street 1:	36 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC CRORY HUGH P/SUSAN S -
Owner 2:	-
Street 1:	36 ARGYLE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2168 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	547,300		420,000	967,300
Total Card	0.138	547,300		420,000	967,300
Total Parcel	0.138	547,300		420,000	967,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.17 | /Parcel: 446.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
116412			07/28/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0011.B

!13563!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	547,400	0	6,000.	420,000	967,400	967,400	Year End Roll	12/18/2019
2019	101	FV	413,800	0	6,000.	414,000	827,800	827,800	Year End Roll	1/3/2019
2018	101	FV	412,200	600	6,000.	318,000	730,800	730,800	Year End Roll	12/20/2017
2017	101	FV	412,200	600	6,000.	300,000	712,800	712,800	Year End Roll	1/3/2017
2016	101	FV	412,200	600	6,000.	276,000	688,800	688,800	Year End	1/4/2016
2015	101	FV	259,500	600	6,000.	258,000	518,100	518,100	Year End Roll	12/11/2014
2014	101	FV	259,500	600	6,000.	237,600	497,700	497,700	Year End Roll	12/16/2013
2013	101	FV	259,500	600	6,000.	237,600	497,700	497,700		12/13/2012

PRINT

Date	Time
12/11/20	03:29:51

LAST REV

Date	Time
08/21/18	09:05:34

apro

USER DEFINED

Prior Id # 1:	116412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13563

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CRORY HUGH P	1445-132		11/26/2013	Change>Sale	594,000	No	No		
GRAF ARTHUR P	1291-153		10/14/2004		515,000	No	No		
	P3459-68		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2014	1521	Solar Pa	10,000					Install 23 solar p
5/1/2014	434	Heat App	16,382					
3/4/2014	164	Addition	207,400					

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	TTL REFUSAL	HS	Hanne S
6/17/2014	Info Fm Prmt	PC	PHIL C
6/10/2014	Info Fm Prmt	PC	PHIL C
10/15/2008	Meas/Inspect	345	PATRIOT
1/29/2005	MLS	MM	Mary M
12/14/1999	Meas/Inspect	163	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13431728
Const Adj.:	0.98990101
Adj $ / SQ:	140.358
Other Features:	117033
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	573700
Depreciation:	26390
Depreciated Total:	547310

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

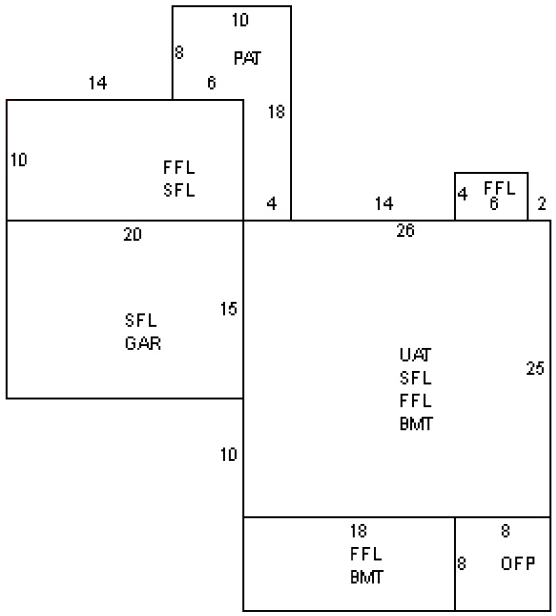
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.83
Special Features:	0	Val/Su Net:	151.65
Final Total:	547300	Val/Su SzAd	252.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,150	140.360	161,411
FFL	First Floor	1,018	140.360	142,884
BMT	Basement	794	42.110	33,433
GAR	Garage	300	23.100	6,929
UAT	Upper Attic	163	56.140	9,123
PAT	Patio	120	5.320	638
OFP	Open Porch	64	41.850	2,679

Net Sketched Area:	3,609			Total:	357,097
Size Ad	2168	Gross Are	4096	FinArea	2168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0006-0011.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: